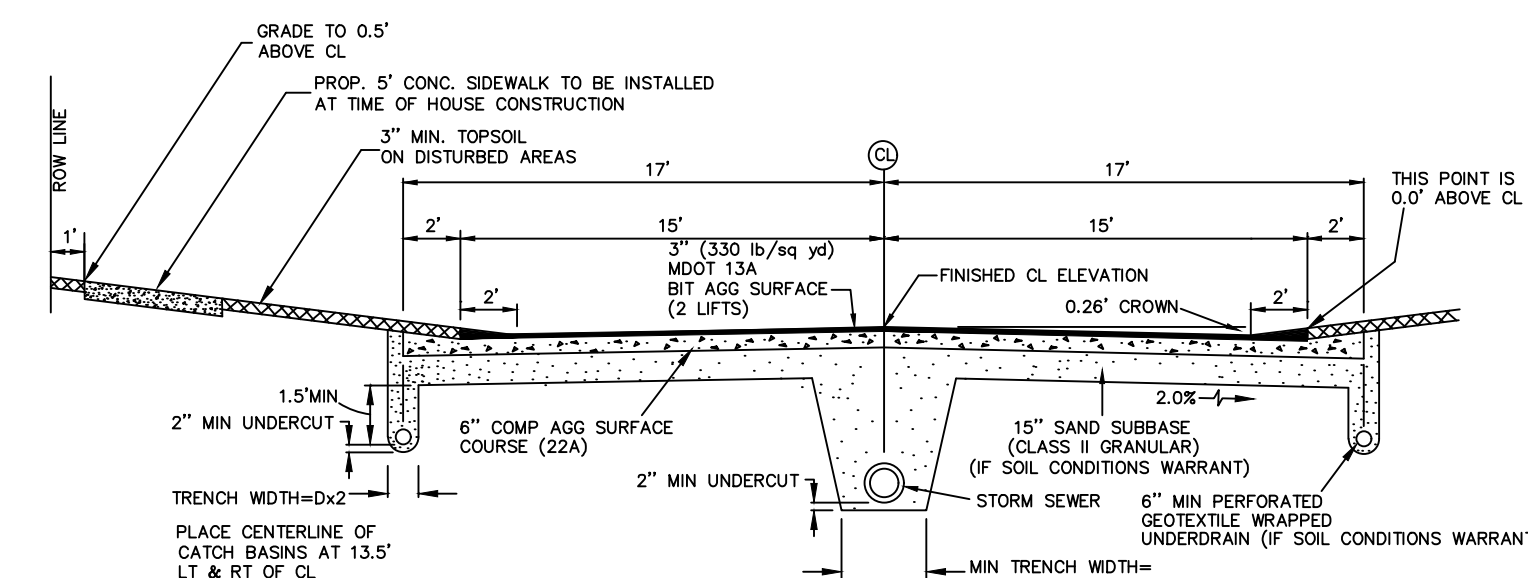


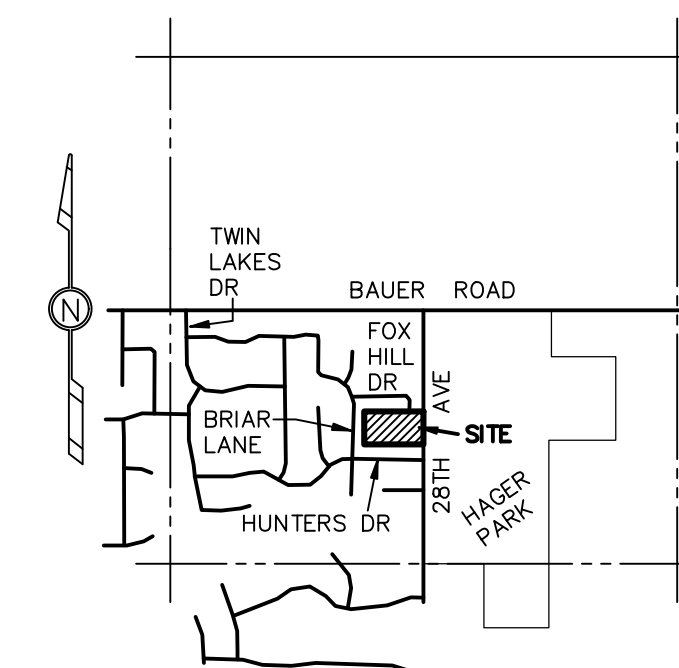
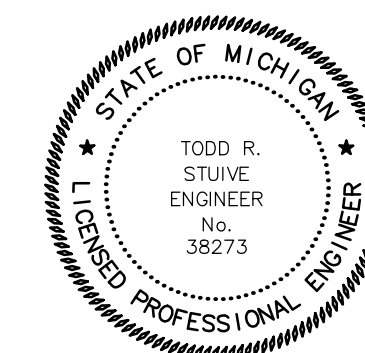
Lot Number:	Total Lot Area:	Buildable Area:
Lot 1	14,687 SF	2,403 SF
Lot 2	14,833 SF	2,875 SF
Lot 3	13,536 SF	4,802 SF
Lot 4	9,444 SF	3,985 SF
Lot 5	8,378 SF	2,891 SF
Lot 6	14,670 SF	6,816 SF
Lot 7	10,586 SF	4,183 SF
Lot 8	14,251 SF	6,590 SF
Lot 9	9,494 SF	3,450 SF
Lot 10	8,942 SF	3,526 SF
Lot 11	9,065 SF	3,737 SF
Lot 12	8,327 SF	3,163 SF
Lot 13	8,203 SF	3,074 SF
Lot 14	8,203 SF	3,074 SF
Lot 15	10,890 SF	2,727 SF



1. Description of Two Oaks :  
Part of the SW 1/4 of Section 9, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: commencing at the center of said section 9; thence S08°45'W 1001.16 feet along the east line of said SW 1/4 to the place of beginning of this description; thence S00°05'45"W 330.00 feet along said east line to the north line of Hunters Ridge Estates (as recorded in liber 36 of plats, pages 38-40); thence N88°36'35"W 692.88 feet along said north line to the east line of Hunters Ridge Estates No. 2 (as recorded in liber 38 of plats, pages 50-52); thence N00°05'31"E 330.01 feet along said east line to the south line of Fox Hill (as recorded in liber 42 of plats, pages 97 & 98); thence S88°36'35"E 693.19 feet along said south line and it easterly extension to the place of beginning. This parcel contains 5.25 acres.
2. Existing zoning classifications:  
"LMR" - Low / Medium Density Residential
3. This plat is intended for the construction of single family homes with 400 s.f. (min.) attached garages
4. Statistical Summary:  
a. Number of lots       = 15  
b. Total acreage       = 5.25 ac.  
c. Length of street     = 700 l.f.
5. "LMR" district regulations:  
Lot size:    70' x 7,700 s.f.  
Front yard: 30' minimum  
Side yard:  5' minimum (16' total)  
              30' minimum for street side of a corner lot  
Rear yard:  30' minimum
6. Public utilities:  
The front 10' of each lot will be reserved for underground power and telephone lines (and other approved utilities to service the site).
7. This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
8. Road construction shall conform to the Ottawa County Road Commission standards.
9. This plat is not influenced by a flood plain.
10. All adjacent property to this plat is zoned LDR, low density Residential.
11. Sidewalks to be installed per Township Ordinance at the completion of house construction.
12. This project is totally within the Hudsonville school district.




**TYPICAL CROSS SECTION**



## LOCATION MAP

**PRELIMINARY PLAT OF :**  
**TWO OAKS**  
**FOR: BAT DEVELOPMENT, LLC**  
**ATTN: TODD FONSTEIN**  
**6601 WILSHIRE DRIVE**  
**JENISON, MI 49428**  
**IN: PART OF THE SW 1/4 OF SECTION 9, T6N, R13W,**  
**GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.**

REVISIONS:				<b>exxel engineering inc.</b> planners • engineers • surveyors 5252 Clyde Park S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660    www.exxelen지니어링.com
		DRAWN BY: MK	PROJ. ENG.: BDG	SHEET
		APPROVED BY: DJS	PROJ. SURV.: JAS	1 of 1
12--10--19 REV PER TOWNSHIP (mk)		FILE NO.: 191919E	DATE: 11--22--19	
12--10--19 REV PER O.G.R.C., (mk)				



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